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| Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address<br><br>Andrew Goodman, Esq. (State Bar No. 115685)<br>GOODMAN LAW OFFICES, A Professional corporation<br>6345 Balboa Boulevard<br>Suite I-300<br>Encino, CA. 91316<br>Telephone: 818-827-5169<br>Facsimile: 818-975-5256<br>E-Mail: agoodman@andyglaw.com<br><br><input type="checkbox"/> Individual appearing without attorney<br><input checked="" type="checkbox"/> Attorney for: NASROLLAH GASHTILI | FOR COURT USE ONLY |
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

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| In re:<br><br>NASROLLAH GASHTILI<br><br><br><br><br><br><br><br><br><br>Debtor(s). | CASE NO.: 1:18-10715-VK<br>CHAPTER: 11<br><br><br><br><br><br><br><br><br><br><b>NOTICE OF SALE OF ESTATE PROPERTY</b> |
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|---|----------------------|
| <b>Sale Date:</b> 02/21/2019  | <b>Time:</b> 2:00 pm |
| <b>Location:</b> 21041 Burbank Boulevard, Courtroom "301", Woodland Hills, California 91367 |                      |

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 02/07/2019

**Description of property to be sold:**

Two Office Condominiums loated at 31194 La Baya Avenue, Units 203 and 207 Westlake Village, California

**Terms and conditions of sale:**

\$720,000 for both units. Sale is "as is", "where is" without any representations or warranties by Debtor. All Cash with closing within 14 days from approval of the sale by the United States Bankruptcy Court

**Proposed sale price:** \$ 720,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**Overbid procedure (if any):**

Initial minimum overbid is \$20,000 for both units with subsequent overbids in the amount of \$20,000.00

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

Hearing will take place on February 21, 2019 at 2:00 p.m. before the Honorable Victoria Kaufman, United States Bankruptcy Judge, 21041 Burbank Boulevard, Suite "301", Woodland Hills, California 91367

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Andrew Goodman, Esq., counsel for Debtor  
6345 Balboa Boulevard  
Suite I-300  
Encino, California 91316  
Telephone: 818-827-5169  
Facsimile: 818-975-5256  
E-Mail: agoodman@andyglaw.com

Date: 01/30/2019

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

6345 Balboa Boulevard, Suite I-300, Encino, California, 91316

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 01/31/2019, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Andrew Goodman, counsel for Debtor - agoodman@andyglaw.com; Russell Clementson, US Trustee - russell.clementson@usdoj.gov; Sejal Parmar, for BMW Financial - sparmar2@aissolution.com; US Trustee - ustpreion16.wh.ecf@usdoj.gov; Michael Raichelson, counsel for Vitavet - mhr@cabkattorney.com

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (date) 01/31/2019, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

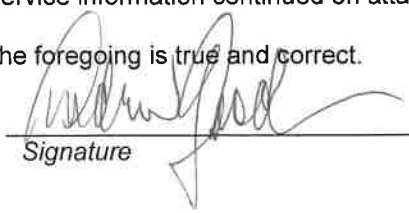
**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served):** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) 01/31/2019, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Hon. Victoria Kaufman (Via Messenger)  
21041 Burbank Boulevard, Suite 354  
Woodland Hills, CA. 91367

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

01/31/2019      Andrew Goodman  
Date                      Printed Name

  
Signature

ACI  
35A Rust Land  
Boerne, Texas 78006

Firstsource  
205 Bryant Woods South  
Buffalo, NY 14228

Internal Revenue Service  
P.O. Box 7346  
Philadelphia, PA 19101

ARS National Service  
P.O. Box 463023  
Escondido, CA. 920146

Gordon T. Graves  
4807 Spicewood Springs Rd.  
Bldg #1, Suite 1240  
Austin, TX 78759

Franchise Tax Board  
Bankruptcy Section MS: A-340  
P.O. Box 53200  
Los Angeles, CA. 95812

Abra Management, Inc.  
10100 Culver Boulevard, Suite D  
Culver City, CA 90232

Krekor Tchakian  
P.O. Box 9874  
Canoga Park, CA. 91309

Park Verdi Homeowners Assoc.  
15311 Magnolia Boulevard  
Suite 212  
Sherman Oaks, CA. 94103

Bank of America  
P.O. Box 982238  
El Paso, TX 79998

North Ranch Busi Ctr Assoc.  
32131 Lindero Canyon Road  
Suite 213  
Westlake Village, CA 91361

M. Randel Davies, Esq.  
Davies Lemmis Raphaely  
5000 N. Parkway Calabasas, #304  
Calabasas, CA. 91302

Capital One  
Post Office Box 60599  
City of Industry, CA 91716

Union Bank  
P.O. Box 512380  
Los Angeles, CA. 90051

Cedars-Sinai  
1801 W. Olympic Boulevard  
Pasadena, CA 91199

Vitavet Labs, Inc.  
5717 Corsa Avenue  
Thousand Oaks, CA. 91362

Specialized Loan Servicing  
Post Office Box 105219  
Atlanta, GA 30348

Chase  
P.O. Box 98014  
Palatine, IL 60094

U.S. Bank/Specialized Loan Sveng  
8742 Lucent Boulevard, Suite 300  
Highland Ranch, CO 80129

Costco (Capital One)  
P.O. Box 60504  
City of Industry, CA. 91716

First National Bank of Omaha  
4545 Murphy Canyon Dr., Ste 200  
San Diego, CA. 92123

Wells Fargo  
100 W. Washington Street  
8th Floor  
Phoenix, AZ. 85003

Internal Revenue Service  
Stop 5500  
1973 Rulon White Blvd  
Ogden, Utah 84404

North Ranch Busi Ctr Assoc.  
32131 Lindero Canyon Road  
Suite 213  
Westlake Village, CA 91361

Krekor Tchakian  
P.O. Box 9874  
Canoga Park, CA. 91309

Lane M. Nussbaum  
Nussbaum APC  
27489 Agoura Rd. Ste. 102  
Agoura Hills, CA 91301

CACH, LLC  
c/o Ryan E. Vos  
6301 Owensmouth Ave, Suite 850  
Woodland Hills, CA. 91367-2271

Employment Dev Dept  
Bankruptcy Group MIC 92E  
P.O. Box 826880  
Sacramento, CA. 94280-001

Franchise Tax Board  
Bankruptcy Section MS: A-340  
P.O. Box 2952  
Sacramento, CA. 95812-2952

FIA Card Services  
Resurgent Capital Services  
P.O. Box 10587  
Greenville, SC 29603-0587

California Recovery Bureau  
135 Vallecitos DE ORO  
Suite G  
San Marcos, CA. 92069-1461

FPCU  
7800 E. Imperial Highway  
Downey, CA. 90242-3457

Firstsource  
205 Bryant Woods South  
Buffalo, NY 14228-3609

RESS Financial Corporation  
1780 Town and Country Drive  
Suite 105  
Norco, CA. 92860-3618